

# \$373,000 - 508, 122 Mahogany Centre Se, Calgary

MLS® #A2226597

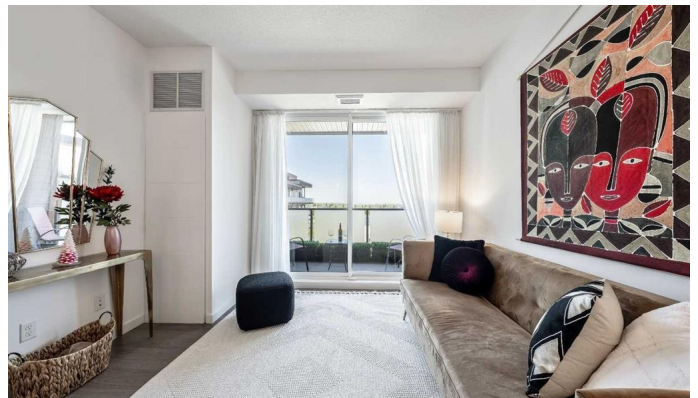
**\$373,000**

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

For the savvy buyer who values both luxury and lifestyle, this exceptional one-bedroom, one-bathroom home at Westman Village delivers on every front! Perched on the fifth floor, this home offers breathtaking, unobstructed views of Mahogany Lake—a truly rare vantage point that captures the essence of resort-style living right from your private balcony. From the interior courtyard to the sparkling water and city skyline beyond, the views are simply mesmerizing, especially at sunrise and dusk. Inside, you'll find a refined kitchen with a classic cabinet palette, stainless steel appliances including a flat-top stove and hood fan, a custom microwave shelf, and striking polar white quartz countertops. The seamless layout is complemented by air conditioning, in-suite laundry and storage, and a heated, titled underground parking stall. Whether you're an executive seeking a polished home base or a discerning visitor wanting independence while close to family, this property checks every box with style and sophistication. This is your chance to own a rare lake-facing unit in one of Calgary's most dynamic communities—don't miss it! Step into resort-style living in a master-planned lakefront community where every amenity is designed to enhance your day-to-day. Truly a one-of-a-kind lifestyle experience awaits you at Westman Village. The grounds are just as thoughtfully designed. Impressive landscaping includes tranquil fountains, charming bridges,



raised planters, and park benches along beautifully maintained pathways. The views from your suite—and throughout the community—are nothing short of picturesque. Your active lifestyle could start with a walk through the Village Recreation Centre, a warm-up at the Fitness Centre, a few shots on the full-sized basketball court, or a round of virtual golf before cooling off in the Olympic-sized swimming pool. For families, the second pool with kiddie slides is a hit. Afterward, you might prep snacks in the commercial kitchen to host cooking classes or gourmet evenings with friends, then unwind with a book in the cozy atrium. And there's more: enjoy billiards, darts, or board games in the Games Room, sip a glass of wine or your favourite cocktail at the Rec Centre bar, catch a film in the movie theatre, or take up a new hobby in the fully equipped workshop. Have a birthday or special occasion to celebrate? Book the spacious party room, where there's ample space to enjoy your private gathering in style! Have friends visiting? Book them into one of Westman's guest suites and enjoy dinner at the renowned Chairman's Steakhouse or a night of wine and live jazz at Alvin's Jazz Club. With plenty more restaurants and boutique shops in the Westman complex, everything you need is right here. You'll also find essential services onsite, including medical, dental, optometry, daycare, and a medical spa. From sunrise coffee to sunset jazz, Westman Village is more than a condo—it delivers an unmatched lifestyle!

Built in 2018

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2226597  |
| Price    | \$373,000 |
| Bedrooms | 1         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 490               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 508, 122 Mahogany Centre Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2M 1J3                     |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Day Care, Elevator(s), Fitness Center, Gazebo, Park, Parking, Picnic Area, Pool, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Dog Park, Game Court Interior, Guest Suite, Indoor Pool, Playground, Party Room, Roof Deck, Workshop |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                                                      |
| Parking        | Garage Door Opener, Heated Garage, Insulated, Titled, Underground, Electric Gate, In Garage Electric Vehicle Charging Station(s), Heated Driveway, On Street, Private Electric Vehicle Charging Station(s), Secured                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked                                                                                                                        |
| Heating           | Forced Air, Natural Gas, Exhaust Fan                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                      |
| # of Stories      | 5                                                                                                                                                                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting |
| Roof              | Mixed                        |
| Construction      | Wood Frame, Composite Siding |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 16             |
| Zoning         | DC             |
| HOA Fees       | 437            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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